

## Patti Gearhart

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**From:** Rose Lathrop <rose@kulshanc.lt.org>  
**Sent:** Thursday, November 20, 2025 5:14 PM  
**To:** Michael Cerbone; Jesse Ashbaugh; City of Ferndale Comments  
**Cc:** Ali Taysi; Shell Philhower  
**Subject:** Request for Zoning Amendment on Western Portion of Thornton Street Property

### EXTERNAL EMAIL

Mr. Cerbone,

I hope you are well. I'm writing on behalf of Kulshan Community Land Trust regarding the 2039 Thornton Street property currently under pre-development. As we advance design and environmental review, we would like to request a zoning amendment for the western portion of the site.

This portion of the property is currently zoned MX, but the majority of that area consists of steep slopes and wetlands that are unlikely to support mixed-use development. We are requesting that the MX designation be shifted to RS zoning instead.

Reassigning this area to RS would provide several important benefits:

- Greater site plan flexibility, allowing us to design a more efficient, compact, and community-focused layout.
- Increased open space, preserving sensitive environmental areas and reducing impacts to wetlands and critical areas.
- Potential for additional affordable homes, as RS zoning would allow us to place new units in more feasible portions of the site while protecting the western steep-slope area.
- Improved long-term stewardship, aligning the zoning with the natural conditions and intended residential use of the project.

As you know, Thornton Village is envisioned as a high-quality, permanently affordable homeownership community that aligns with Ferndale's housing goals. This zoning adjustment would support both environmental protection and the City's priority to create more attainable housing options.

We would appreciate the opportunity to discuss the appropriate process and next steps for initiating this rezone. Please let me know a convenient time to connect, or if there are materials we should prepare for your review.

Thank you for your consideration and for your ongoing partnership.

Warm regards,  
Rose Lathrop

**Rose Lathrop (she/ her/ hers)**

Executive Director

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[Book time to meet with me](#)